

# Sumter City-County Planning Commission

April 25, 2012

## HCPD-12-16, 1230 Broad St. – Jones Chevrolet (City)

### I. THE REQUEST

**Applicant:** Tillman Cuttino, Cuttino Builders

**Status of the Applicant:** Project Contractor

**Request:** Highway Corridor Protection District Design Review approval for façade changes at the existing Jones Chevrolet Dealership.

**Location:** 1230 Broad St.

**Size of Property:** +/- 4.13 acres

**Present Use:** Jones Chevrolet Car Dealership

**Zoning:** General Commercial (GC)

**Proposed Use:** Unchanged

**Tax Map Reference:** 203-11-04-035

### II. BACKGROUND

The Applicant is requesting Highway Corridor Protection District Design Review Approval to renovate the existing façade on the Jones Chevrolet Dealership to meet new Chevrolet Franchise façade requirements being handed down from the Chevrolet parent corporation. The façade as it currently exists is shown in the photograph below. Because the proposed materials for the façade renovation are not approved materials, Planning Commission must review and approve this request.



### III. HIGHWAY CORRIDOR PROTECTION DISTRICT

Proposed designs must conform to Article 3, Section V: Highway Corridor Protection District, sections 3.t.3 and 3.t.4 of the City of Sumter – Zoning & Development Standards Ordinance.

**3.t.3. General Standards:** *Persons wishing to develop residential subdivisions, commercial, industrial, or billboard projects within the Highway Corridor Protection District shall comply with the standards as follows:*

- a. *Development and dimensional standards of the primary zoning district shall be applicable;*
- b. *The siting and orientation of commercial and industrial buildings and structure on a lot should front and be parallel to the street or highway providing primary accesses thereto, existing lot configuration notwithstanding;*
- c. *Where feasible, off-street parking should be located in the rear yard area of commercial or industrial projects, or screened by vegetation or berms, if located in the front or side yard area in addition to any other requirements in 8.j.3.k;*
- d. *Outdoor sales lots and open storage areas of commercial or industrial projects shall not be permitted, unless adequately screened or removed from public view; Car dealerships and mobile home sales lots are expressly excluded from this provision, but nevertheless shall meet all requirements for landscaping and buffering as set forth in Article 8, Section D.*
- e. *Curb cuts should be not less than 1,000 foot intervals, where feasible*

Based on the scope of the project—a façade change only—all items addressed above are pre-existing and not proposed to change. No additional landscaping or site access points are proposed beyond what currently exists today.

**3.v.4. Architectural Standards:** *All Commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission May require. Applicant shall also submit a landscaping plan and signage plan for the project site. In additional, all commercial projects shall meet the following standards:*

- a. *If a new commercial building is proposed, not more than sixty percent (60%) of the façade facing a street may be glass or reflective materials;*

This is not a new structure.

- b. *Significant exterior renovations to a building, such as a change of material types, structural design, or additions required review.*

The proposed façade change is a change of materials.

- c. *A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the*

*Sumter City-County Planning Commission. Building sides clearly visible from street or public view shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood*

As shown in the rendering below, roof pitch is not proposed to be changed. The current exterior of the structure is EIFS simulated stucco. New proposed materials are to be an ACM (Aluminum Composite Metal) Panel System in shades of gray and blue.



- d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);*

No signage plan has been submitted. Any proposed signage changes on the exterior of the structure must meet the minimum development standards for the General Commercial Zoning District and must be individually permitted. Additional review for wall signage, beyond a permit application will not be required.

- e. The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.*
- f. All proposed fences and / or walls proposed for the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.*



As shown in the 2011 Pictometry below, this is an existing site and has not been subject to discontinuance under Article 6 of the Ordinance. As such, no site upgrades or changes related to items ‘e’ or ‘f’ above are required.



#### **IV. STAFF RECOMMENDATION**

The purpose of the Highway Corridor Protection District is to promote development that is compatible with the function, capacity and design of major arterial roadways while improving the overall aesthetic of the primary corridors in the Sumter Community. Although the proposed exterior materials are not brick, stucco or stone masonry, Staff recommends approval of this request. Although the proposed exterior façade materials are composed of composite metal—not traditionally considered a Corridor compatible material—the overall exterior appearance of the structure will present a manicured finish that is compatible with new and existing adjacent developments.

#### **V. DRAFT MOTION**

##### *Motion #1:*

I move that the Sumter City-County Planning Commission approve HCPD-12-16, 1230 Broad St. – Jones Chevrolet (City) subject to staff’s recommendation.

#### **VI. PLANNING COMMISSION – APRIL 25, 2012**

The Sumter City-County Planning Commission at its meeting on Wednesday, April 25, 2012, approved this request subject to staff’s recommendation.